



## Lovely 3 Bed Country House 10 Minutes from Sauze-Vaussais And Ruffec - €145160



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 167,728.49

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	09.03.2026

#### Beschreibung:

Discover this delightful 3-bedroom, 2-bathroom stone house, perfectly blending character and convenience. The property offers two easy-maintenance courtyards, ideal for relaxing outdoors without the upkeep. Inside, the home is full of authentic charm, featuring exposed stone walls and a striking large fireplace. At the same time, modern upgrades ensure everyday comfort, including a fitted kitchen and double glazing throughout.

The main bedroom is equipped with a reversible heat pump, providing refreshing cooling in summer and efficient heating in winter.

Peacefully situated in a small hamlet between the market towns of Ruffec and Sauze-Vaussais, this property offers the perfect balance of rural tranquility and convenient access to local amenities.

#### GROUND FLOOR:

- Entrance hall (3m<sup>2</sup>): tiled flooring
- Living room (40m<sup>2</sup>): tiled flooring, exposed stone, wood burner set in a fabulous fireplace
- Large Kitchen / Diner 39m<sup>2</sup> Tiled floor, exposed stone wall and wood burner
- WC (2m<sup>2</sup>): tiled flooring, washbasin

#### FIRST FLOOR:

- Landing (7m<sup>2</sup>): carpet, access to terrace



-Bedroom 1 (19m<sup>2</sup>): carpet, beams, reversible air-to-air heat pump, with En-Suite Bathroom (6m<sup>2</sup>): painted plywood floor, bath with shower, washbasin, WC, heated towel rail

-Bedroom 2 (16m<sup>2</sup>): carpeted, cupboard, exposed beams

-Bedroom 3 (19m<sup>2</sup>): carpeted, with En-Suite Bathroom (6m<sup>2</sup>): carpeted, WC, bath with shower, washbasin, water heater

## EXTERIOR:

-Front courtyard

-Courtyard on the side: space for 1 car

-Covered area

-Workshop (15m<sup>2</sup>): concrete floor, double glazing, raised terrace above

-Laundry room: concrete floor

All on a surface area of 348m<sup>2</sup>

## Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	155 m <sup>2</sup>
Grundstücksgröße:	348 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	5
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/lRAh5sJgPiI>

## Kontaktinformation

IMLIX ID: IX8.256.869

